

Application Number: 25/0741

Proposal: CONSTRUCTION OF STABLE BLOCK, ALTERATIONS TO ACCESS AND ECOLOGICAL ENHANCEMENTS

Site: Land North Of And Adjacent To St Mary's Church. Church Lane. Marshfield. Cardiff. South Wales

Date: 15th September 2026.

Objection upheld.

As advised previously - The Tree Protection Plan still shows the infringement by the stable block, into the Root Protection Area of a mature oak T3. Although relatively minor, this mature oak does have restricted rooting potential along the road and therefore the stables should be moved a few metres north-eastwards where there appears to be space, to take it away from the RPA altogether (refer to arrow direction on plan below). All drawings need updating accordingly and should show the Tree Protection Plan as an overlay clearly showing Root Protection Areas, crown spreads and tree numbering.

The following must be conditioned and updated in the Arboricultural Method Statement accordingly:-

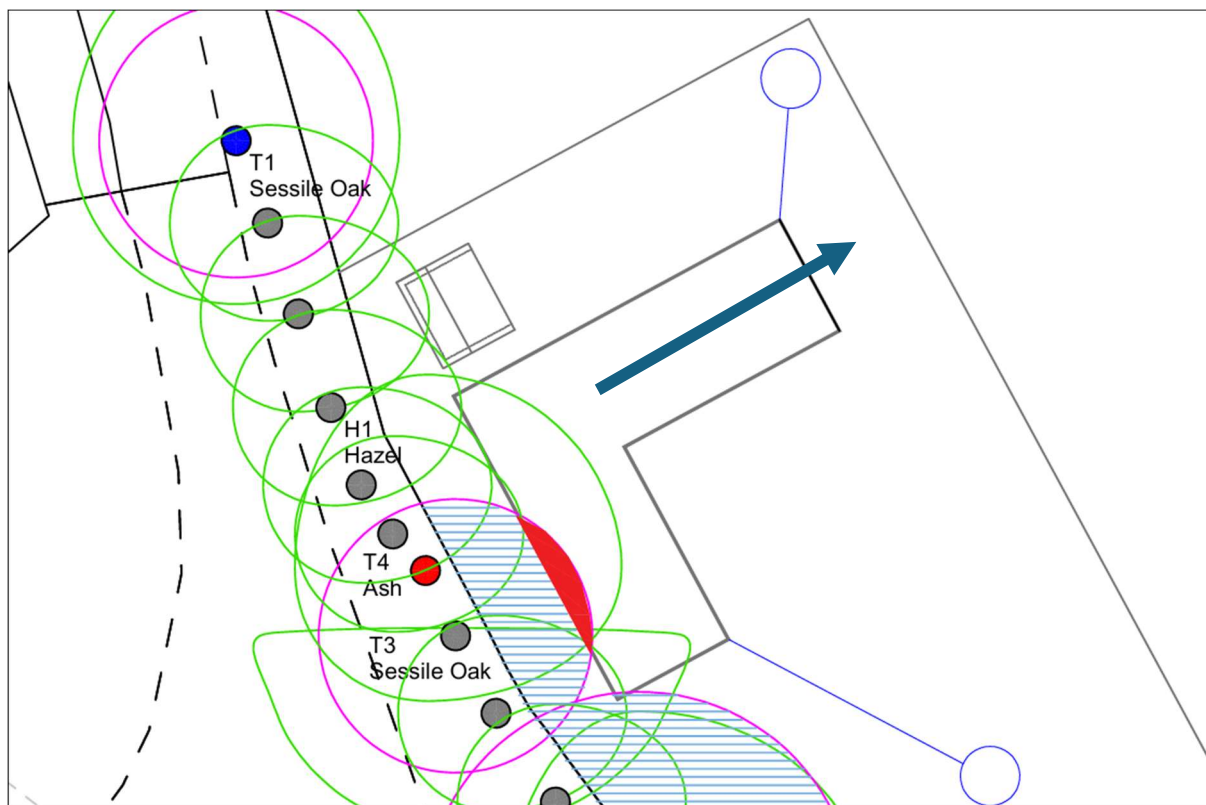
A qualified Project Arborist is required to undertake Arboricultural Watching Brief visits with monthly reports provided to the Local Planning Authority Tree Officer, as follows:-

- a. Pre-commencement meeting to agree the positioning of protective fencing and provide a toolbox talk for the no-dig construction of the hardstanding.*
- b. To supervise the agreed tree works*
- c. To sign off on the erected tree protection fencing as fit for purpose.*
- d. Fortnightly during the construction phase to ensure protection measures remain fit for purpose etc.*
- e. Supervision for the temporary setting back of protective fencing and commencement of the hardstanding construction within the Root Protection Area of trees.*
- f. Supervision for the relocation of the protective fencing following completion of the hardstanding construction in the Root Protection Area.*
- g. A final site completion visit and sign-off.*

Date: 23rd February 2026.

The Arboricultural Implications Assessment, Arboricultural Method Statement and Tree Protection Plan whilst very brief are acceptable and have been produced by a bona fide consultant. The following comments and recommendations are provided:-

1. Hedge H1 is not shown to have a Root Protection Area and this should be shown on the Tree Protection Plan and recorded in the Tree Survey table. However, it is noted that the Tree Protection Plan acknowledges the need to provide a no dig hardstanding along the area where this hedge would be rooting, so there is no need to provide further detail, on this occasion.
2. The proposed removal of T4 as a U category tree is acceptable.
3. Whilst the infringements into the Root Protection Area of T3 is minor, this mature oak does have restricted rooting potential along the road and therefore the stables should be moved a few metres north-eastwards where there appears to be space, to take it away from the RPA altogether (refer to arrow direction on plan below). Drawings need updating accordingly.



4. A qualified Project Arborist is required to undertake Arboricultural Watching Brief visits with monthly reports provided to the Local Planning Authority Tree Officer , as follows:-
 - a. Pre-commencement meeting to agree the positioning of protective fencing and provide a toolbox talk for the no-dig construction of the hardstanding.
 - b. To supervise the agreed tree works
 - c. To sign off on the erected tree protection fencing as fit for purpose.
 - d. Fortnightly during the construction phase to ensure protection measures remain fit for purpose etc.
 - e. Supervision for the temporary setting back of protective fencing and commencement of the hardstanding construction within the Root Protection Area of trees.
 - f. Supervision for the relocation of the protective fencing following completion of the hardstanding construction in the Root Protection Area.
 - g. A final site completion visit and sign-off.

Date: 13th October 2025.

Arboricultural Response.

The application states that there are no trees on or adjoining the land and this does not seem correct as there appear to be trees and hedges within, and immediately adjoining the site, within potential influencing distance (refer to Google Streetview image screenshot below July 2023).



Required Submissions (in accordance with BS5837:2012)

1. In accordance with BS5837 Trees in relation to design, demolition and construction – Recommendations (2012), a **Tree Survey and Tree Constraints Plan** must be submitted with the application, to include any trees, shrubs or hedges within the site, and **within 15m of the site boundary (within potential influencing distance)**.
2. The tree survey must clearly show crown spreads and Root Protection Areas which must then be considered as a constraint to development. **Any subsequent, proposed, design layouts submitted, must have the Tree Constraints Plan overlaid, clearly showing the crown spread, Root Protection Area and tree numbers.**
3. Subsequently, a combined **Arboricultural Implications Assessment/Arboricultural Method Statement with Tree, Removal, Retention, and Protection Plan** will be required to assess the impact the proposal will have on trees and how these impacts can be reduced or resolved, which may require a redesign.

All reports must strictly follow the specifications of BS5837 Trees in relation to design, demolition and construction – Recommendations (2012) and must..... *be undertaken by an ¹arboriculturalist.....*

Vaughan Lewis – Director. Tec.Arbor.A. MArborA.

Head of Consultancy – Arboriculture and Woodland Consultant

Ambler-Lewis Tree Specialists Ltd

¹ **Arboriculturalist** -person who has, through relevant education, training and experience, gained expertise in the field of trees in relation to construction (section 3.3. BS5837 Trees in relation to design, demolition and construction – Recommendations (2012)